

KNOW ALL MEN BY THESE PRESENTS, That JOHN C. HORTON, as to an undivided one-half and ROBERT L. HORTON and LOUISA L. HORTON, husband and wife, as to an undivided one-half, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ACCURATE ELECTRONICS, INC., a corporation

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All of the real property described in Exhibit "A" attached hereto and thereby made a part hereof as though fully set forth hereat, subject to the exceptions also set forth in the attached Exhibit "A".

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as set forth in Exhibit "A"

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$175,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). \$35,000.00 cash and purchase money contract of \$140,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 19th day of May, 1972.

John C. Horton

Robert L. Horton
Louisa L. Horton

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named John C. Horton, Robert L. Horton and Louisa L. Horton

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) WESLEY

Notary Public for Oregon

NOTE—The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Before me:

James W. Wesley

Notary Public for Oregon

My commission expires 1-20-76

WARRANTY DEED

JOHN C. HORTON and
ROBERT L. HORTON et ux
TO
ACCURATE ELECTRONICS,
INC.

AFTER RECORDING RETURN TO

Ed-Wen Inc
3303 Oakwood Blvd
City 97601

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of , 1972, at o'clock M., and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By

Deputy.

22269

The following described real property in Klamath County, Oregon:

- PARCEL 1: The N $\frac{1}{2}$ of Section 15 and the NE $\frac{1}{4}$ of Section 16, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
- PARCEL 2: The SE $\frac{1}{4}$ of Section 15; the SW $\frac{1}{4}$ of Section 14; the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 14; and the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 14 All in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
- PARCEL 3: The E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 16; the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 9; the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 8; the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ lying Easterly of the Sycan River in Section 8; the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 5 and that portion of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5 lying Northeasterly of the Sycan River; All in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
- PARCEL 4: The SW $\frac{1}{4}$ of Section 15; the SE $\frac{1}{4}$ of Section 16; the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 21; the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21 and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16 All in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
- PARCEL 5: That portion of the NE $\frac{1}{4}$ of Section 6 lying Northeasterly of the Sycan River; that portion of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5 lying Easterly of the Sycan River; that portion of the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 5 lying Easterly of the Sycan River; that portion of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 5 lying Easterly of the Sycan River; that portion of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 8 lying Easterly of the Sycan River; that portion of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 8 lying Northeasterly of the Sycan River; the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 8; the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 9; the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 16; the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16; the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21 All in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Any disqualification of any of the above described real property for special assessment as farm use land resulting in any additional sums due to any taxing authority which sums grantee assumes and agrees to pay; rights of the public and of governmental bodies in that portion of the above described real property lying below the high water mark of Sycan River; terms and provisions as set forth in Land Status Report recorded September 10, 1958, in Vol. 303, page 350, Deed Records of Klamath County, Oregon (affects Sec. 14, T. 35 S., R. 12 EWM); rights of way for roads and other existing easements as set out in the Deed recorded April 14, 1959, in Vol. 311, page 515, Deed Records of Klamath County, Oregon (affects Sec. 5, 6, 7 & 8, T. 35 S., R. 12 EWM); and easements and rights of way apparent on the above described real property.

J. C. H.
J. C. H.
J. C. H.
J. C. H.

WARRANT "A" Warrant Deed
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

31 day of December A.D., 1981 at 3:14 o'clock P M., and duly recorded in

Vol M 81, of Deeds on page 22263

Fee \$ 8.00

EVELYN BIEHN

COUNTY CLERK

By John M. H. deputy